



Rogers Road, Haverhill, CB9 7NP

**CHEFFINS**

## Rogers Road

Haverhill,  
CB9 7NP

A modern, three-bedroom semi-detached property situated on the outskirts of Haverhill, offering open plan living room and kitchen, ground floor wc, low maintenance rear garden and covered car port for two vehicles. (EPC Rating B)

### LOCATION

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.



Guide Price £269,995





## GROUND FLOOR

### ENTRANCE HALL

Stairs to first floor, door to:

### OPEN PLAN KITCHEN/LIVING AREA

Fitted with matching base and eye level units with worktop over, plumbing for washing machine, integral dishwasher, integral fridge/freezer, electric oven with induction hob and extractor over, water softener, stainless steel sink, window to front, under stairs storage, French doors to rear garden in lounge area, two radiators, door to:

### WC

Two piece suite comprising low level wc and vanity hand wash basin, radiator.

## FIRST FLOOR

### LANDING

Stairs to second floor, doors to:

### BEDROOM TWO

Window to rear, radiator.

### BEDROOM THREE/STUDY

Two windows to front, radiator.

### SHOWER ROOM

Three piece suite comprising panelled bath with shower over, vanity hand wash basin, low wc, obscure window.

## SECOND FLOOR

### BEDROOM ONE

Window to front, velux window, fitted wardrobes.

## OUTSIDE

Immediate patio area for seating with the remainder of the garden being laid to lawn with a path leading to the rear access gate, the garden is enclosed by timber fencing.

## PARKING

Car port providing covered parking for two vehicles.

## AGENTS NOTE

For more information on this property, please refer to the Material Information brochure that can be found on our website.

The vendor has made us aware that there is a £150 annual service charge.

### Special Notes:

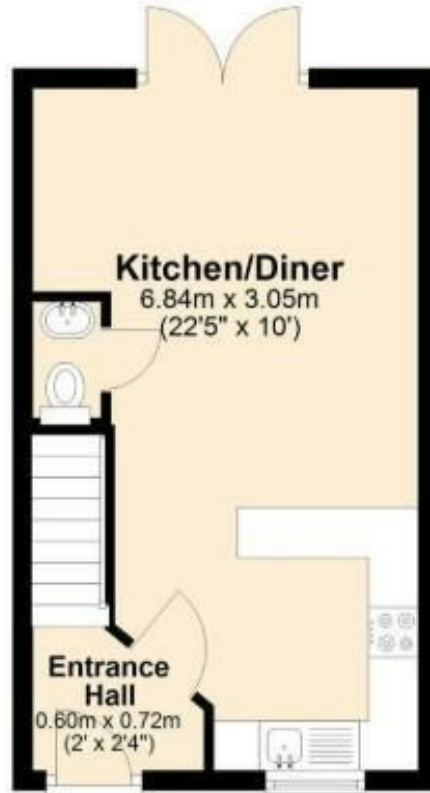
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

VIEWINGS By appointment through the Agents.



### Ground Floor

Approx. 26.5 sq. metres (284.9 sq. feet)



### First Floor

Approx. 25.6 sq. metres (276.1 sq. feet)



### Second Floor

Approx. 20.3 sq. metres (218.0 sq. feet)



Total area: approx. 72.4 sq. metres (779.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £269,995  
 Tenure - Freehold  
 Council Tax Band - B  
 Local Authority - West Suffolk

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

